093.0	0004	0031.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	680,800	/	680,800
USE VALUE:	680,800	/	680,800
ASSESSED:	680,800	/	680,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIESSMANN BRENT T/ELISSA S
Owner 2:	
Owner 3:	
Street 1:	26 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SABIO DARIO R & JOSEFINA -
Owner 2:	TRUSTEES/SABIO REALTY TRUST -
Street 1:	26 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	273,400		407,400	680,800
Total Card	0.124	273,400		407,400	680,800
Total Parcel	0.124	273,400		407,400	680,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.50 | /Parcel: 425.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	60560
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!7630!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,500	0	5,400.	407,400	680,900	680,900	Year End Roll	12/18/2019
2019	101	FV	225,700	0	5,400.	413,200	638,900	638,900	Year End Roll	1/3/2019
2018	101	FV	231,800	0	5,400.	308,500	540,300	540,300	Year End Roll	12/20/2017
2017	101	FV	231,800	0	5,400.	279,400	511,200	511,200	Year End Roll	1/3/2017
2016	101	FV	231,800	0	5,400.	267,700	499,500	499,500	Year End	1/4/2016
2015	101	FV	217,200	0	5,400.	227,000	444,200	444,200	Year End Roll	12/11/2014
2014	101	FV	217,200	0	5,400.	215,300	432,500	432,500	Year End Roll	12/16/2013
2013	101	FV	217,200	0	5,400.	204,900	422,100	422,100		12/13/2012

PRINT

Date	Time
12/10/20	22:14:53

LAST REV

Date	Time
09/21/18	09:12:08
apro	
7630	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SABIO DARIO R &	41886-83		1/28/2004		450,000	No	No		
SABIO DARIO/ETA	24730-106		7/26/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	60560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2014	1210	Heat App	12,890		9/18/2014			nstall A/C.
8/5/2014	956	Manual	16,500		8/5/2014			Remove existing de
8/6/1999	497	Re-Roof	6,995					REROOF HOUSE
5/20/1998	308	Shed	1,600					8X12 SHED
3/31/1994	84	Manual	14,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	BS	Barbara S
3/20/2009	Meas/Inspect	372	PATRIOT
9/22/2005	MLS	BR	B Rossignol
5/2/2004	MLS	MM	Mary M
3/20/2000	Inspected	263	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/6/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98598063
Adj $ / SQ:	166.384
Other Features:	78062
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335868
Depreciation:	62471
Depreciated Total:	273397

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

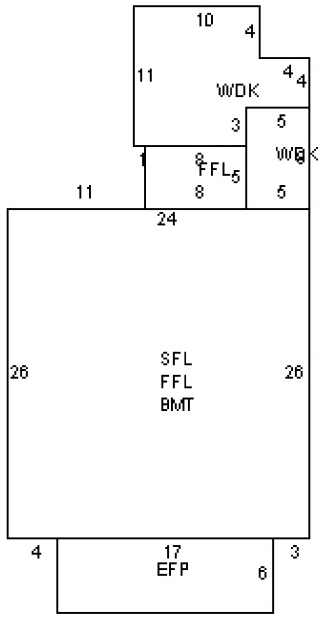
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.38
Special Features:	0	Val/Su Net:	125.59
Final Total:	273400	Val/Su SzAd	212.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	664	166.380	110,479
BMT	Basement	624	57.900	36,131
SFL	Second Floor	624	166.380	103,824
WDK	Deck	163	11.960	1,950
EFP	Enclos Porch	102	53.160	5,422

Net Sketched Area:	2,177	Total:	257,806
Size Ad	1288	Gross Are	2177	FinArea	1600
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0004-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc